

# Royal LePage Recreational Property Report Summer 2008



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# 2008 Royal LePage Recreational Property Report

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## Newfoundland

Demand for properties in **Deer Park and Ocean Pond, Newfoundland**, increases on an annual basis as the region offers a truly recreational destination with traditional cabins within close proximity of major cities.

Waterfront properties in Deer Park and Ocean Pond range from \$81,000 to \$112,000, up from \$71,000 to \$102,000 in 2007. Non-waterfront properties in the area range from \$66,000 to \$71,000, up from \$56,000 to \$61,000 in 2007.

“Property prices in the last year have increased steadily, and are expected to continue to increase into this year,” said Glenn Larkin, broker/owner, Royal LePage Atlantic Homestead Ltd. “The market has been performing well, and at a stable rate – we anticipate a lot of activity in the next few months.”

Interested buyers in their mid to late 30s continue to seek the standard 1,000 square foot four-season structure with water frontage and a solid foundation.

**10 per cent of Atlantic residents own a recreational property.**

Ocean Pond and Deer Park are home to the Island’s most prestigious cottages, where the most expensive one is currently listed at \$239,000 in Brigus. More affordable properties can be found on Hodgewater Line, with the least expensive listing priced at \$49,900 – offering an acre lot with a small, 2-bedroom cabin.

## Prince Edward Island

Canada's smallest and greenest province, **Prince Edward Island**, is known for its rolling landscape, sandy beaches and friendly locals. An attractive area with many affordable recreational properties, young families flock to the area for rest and relaxation.

Property prices are expected to level off in the next year compared to the substantial increases of the past. The tempered housing market is reflected in the recreational market as the credit crunch south of the border is causing some U.S. buyers to be more cautious; however, buyers from western Canada are increasingly prominent in the Atlantic market.

“The market in Prince Edward Island has been fairly stable in the past year, despite a slow start to the season, as a result of a long and nasty winter. Looking ahead, the rest of the season is expected to be strong,” said Ken Peters, broker/owner, Royal LePage Peters and Lank Realty. “Demand and supply is balanced; listings typically last 90 days.”

The average price of recreational properties in the area ranges from \$100,000 to \$300,000. A standard waterfront property ranges from \$80,000 to \$350,000, while a non-waterfront property ranges between \$80,000 and \$150,000.

Most interested buyers desire waterfront properties or, at a minimum, water views, while others seek more luxurious features including top-notch building materials and finishes. More recently builders are constructing properties that they intend to sell as condo units with access to shared amenities.

The most expensive properties in the area can be found in Cable Head and Park Corner, while the most affordable properties can be found on the South Shore. The most expensive property currently listed is priced at approximately \$600,000 and is a luxurious waterfront property; while the least expensive listing is priced at \$30,000, and is off the beaten track and requires much work.

## Nova Scotia

**Nova Scotia** boasts a variety of recreational destinations including the south shores of **Lunenburg, Queens, and King's County** – all of which are within close proximity to Halifax's airport. More remote areas include **Shelburne, Molega Lake** and **Dalhousie**. The various lakes, affordable properties, and natural beauty of the area provide a family-oriented environment for seasonal recreation, catering to various demographics.

"Property prices in Nova Scotia have risen two per cent in the last year and are expected to stabilize as the year progresses," said Cathie Billings, broker/owner, Royal LePage People First. "An increase in inventory is also anticipated, favouring interested buyers."

Lake properties are the most sought after by both local and out-of-province retirees who desire year-round access and affordability. High-end oceanfront properties with year-round access, three bedrooms and 1,000 square feet range from \$200,000 to \$1 million, and are mostly foreign owned.

Lakefront properties from 700 to 1,000 square feet with two bedrooms range in price from \$49,000 to \$315,000, compared to \$59,900 to \$239,500 in 2007. Non-waterfront properties range from \$50,900 to \$129,900, compared to \$38,000 to \$79,000 in 2007. Water access properties range between \$229,000 and \$325,000.

Chester is home to the most expensive oceanfront properties in Nova Scotia, while Queens County and Molega Lake are home to more affordable properties. Molega Lake and Dalhousie are most suitable for families, while Molega Lake also appeals to baby boomers. Islands off Chester and Lahave Islands are popular amongst celebrities.

The most expensive property currently listed in the area is in East Jordan, Shelbourne city, and has a price tag of \$599,000. It features a 1,000 square foot oceanfront chalet on 67 acres of land. The most affordable cottage on the other hand is small and in need of some repairs, currently listed at \$39,900 in Queens City.

**More cottage owners with kids (37%) claimed to want to use cottage downtime to have sex instead of catch up on sleep, when compared to cottage owners without kids (26%).**

## New Brunswick

**New Brunswick** is a popular destination for seasonal recreation. Phenomenal sandy beaches with warm water draw interested buyers to the areas of **Cap Pelé, Cocagne, Shediac and Richibucto River** –all of which are within close proximity to Moncton.

“Property prices have increased slightly over the last year; however, this year fewer transactions have occurred,” said Carla Bouchard, broker/owner, Royal LePage Metro. “Despite a slow spring season, a balanced market with steady activity levels and moderate pricing are anticipated.”

Shediac’s waterfront properties range from \$98,000 to \$150,000, compared to \$80,000 to \$180,000 in 2007. Non-waterfront properties range from \$53,000 to \$150,000, up from \$40,000 to \$105,000 in 2007.

A standard waterfront property in Cap Pelé ranges from \$110,000 to \$234,000, compared to \$110,000 to \$209,000 last year. Non-waterfront properties range from \$103,000 to \$260,000, up from \$100,000 to \$169,000 last year.

Cocagne offers standard waterfront properties in the price range of \$50,000 to \$160,000, compared to \$54,000 to \$110,000 in 2007. Non-waterfront properties range from \$40,000 to \$120,000, up from \$20,000 to \$60,000 last year.

Richibucto River offers waterfront properties ranging from \$190,000 to \$225,000, compared to \$140,000 to \$290,000 last year. Non-waterfront properties range from \$40,000 to \$120,000, up from \$20,000 to \$80,000 last year.

Waterfront properties are the most sought after; however, they are also the most difficult to come by. People are willing to travel further away from the city to get what they want particularly in the area of Shediac. Condominiums are an emerging trend in the area.

Most buyers in this area are well established in their homes, and are ready to purchase a recreational property for their teenage children to enjoy. Buyers seek accessibility to

water and beach, as well as a more finished home with all necessary comforts, rather than the traditional cabin of the past.

Added Bouchard: “Cap Pelé and Richibucto River are home to the most luxurious properties, while Cocagne is home to the most affordable. Shediac is a typical family vacation spot offering a vibrant area in the summer.”

### Eastern Townships

**Lac Brome, Champlain and Memphremagog** in the **Eastern Townships of Quebec** offer a vast recreational area within close proximity to Montreal and the U.S. border. The average price of a standard waterfront cottage in the area ranges between \$400,000 and \$500,000, while the price of a standard non-waterfront property ranges between \$175,000 and \$225,000.

“Prices have leveled off over the last year, creating a buyers’ market with an abundance of available lakefront properties,” said Peter Reindler, broker, Royal LePage Action Courtier. “In the year ahead, the market is expected to perform well. With supply closely following demand and possibly surpassing it, listing periods will likely increase to six months.”

**The majority (76%) of Quebec-based cottage owners and those planning to buy a property are set to spend up to \$200,000. Of those surveyed, no one in Quebec reported they would spend over \$500,000.**

The majority of area buyers are looking to fulfill their dreams of owning a farmhouse or country home – a place to retreat from the hustle and bustle of urban living. The three main segments of buyers typical to this region include: professionals who work from the country and commute to the city one to two days a week, the sporty crowd who enjoy recreational activities, and families who seek the wholesome environment of the country. In addition, a surge in younger buyers has been noticed, particularly in the condo units – a new property type emerging in the area of Bromont, Sutton and Lac Brome.

Lac Brome, Lac Memphremagog and the village of Knowlton are home to Quebec’s most expensive recreational properties, while more affordable properties can be found in the country areas of Sutton, Owl’s Head and Frelighsburg. Areas suitable for young families are Sutton and Bromont, while baby boomers are typically drawn to Knowlton, Lac Brome or the Cowansville and Dunham areas.

The most expensive property in the area is currently listed in Knowlton for well over \$2 million, while the most affordable listings are available in Bromont, Sutton and Cowansville – where small condos can be purchased for under \$100,000.

**Quebec residents who own or who are planning to purchase a recreational property are the most likely, when compared to the other provinces, to spend more on their summer hideout than on their primary residence.**

### **Bruce Peninsula – Georgian Bay**

The natural beauty and topography of the **Bruce Peninsula’s Georgian Bay and Lake Huron Shorelines**, coupled with the Bruce Trail and the Bruce Peninsula National Park offer a recreational playground for southwestern Ontario where families can get back to nature. There are over 500 miles of pristine shoreline ranging from warm sandy beaches to breathtaking sheer limestone cliffs, stunning views, unparalleled sunsets and an abundance of privacy for local property owners to enjoy.

“Property prices in the area have leveled off over the last year compared to the significant increases seen during the past five years,” said Paul Annett, sales representative, Royal LePage RCR Realty Brokerage. “The year ahead will see stable prices, with the number of sales slightly decreasing. Waterfront cottages in the area range from \$125,000 to \$1,000,000, depending largely on the quality of lot.”

Along Lake Huron a standard, land access, waterfront property sells for \$250,000 to \$400,000, compared to \$250,000 to \$450,000, in 2007. Non-waterfront properties range from \$125,000 to \$200,000 compared to \$100,000 to \$250,000 in 2007. Along Georgian Bay, a standard, land access, waterfront property sells from \$300,000 to \$450,000 while non-waterfront properties range from \$125,000 to \$250,000.

A balanced market with growing supply will favour interested buyers between 40 and 60 who seek early retirement. Quality of waterfront properties, acreage, privacy, great views, sunsets, and water depth are the most sought after features. In addition, buyers are more commonly seen leaving the lots as is, with their natural distinctions and building their cottage to blend with the surrounding environment.

Lion’s Head, Wiarton, Tobermory, Little Pike Bay and Sauble Beach areas are home to the most expensive cottages on the Bruce, while more affordable properties can be found on an inland lake or in one of the numerous coves and inlets along the Lake Huron and Georgian Bay shores, that are quite attractive for families.

## **East Kawarthas**

The **East Kawarthas** offer numerous opportunities for outdoor recreation. Most lakes are connected to the Trent Severn waterway system allowing for miles of boating. Only one-and-a-half hours from Toronto, buyers are drawn to the shorter commute and accessibility to snowmobile and hiking trails for year-round recreation.

“Over the past year the market has been stable, and is expected to remain this way through the season, however, an increase in supply is likely to be seen. The majority of sales are in the \$300,000 to \$350,000 range, and listings last between 60 and 90 days,” said Bruce Switzer, manager, Royal LePage Frank Real Estate.

A standard, waterfront land access property ranges in price from \$300,000 to \$400,000, unchanged from 2007. A standard, waterfront, water access property ranges from \$250,000 to \$300,000, unchanged from 2007. Non-waterfront properties range from \$150,000 to \$200,000.

Stoney Lake and Clear Lake are home to the most expensive properties in the area, while more affordable abodes can be found on smaller, landlocked lakes.

## **Haliburton Highlands**

With over 600 lakes spread across five lake chains, rugged highlands, a variety of fish and wildlife species, and a proud sense of community spirit, the **Haliburton Highlands** is a popular year-round destination. The natural beauty surrounding the area attracts a diverse group of buyers including middle-aged couples, retirees and younger couples who are newly entering the market.

A standard waterfront, land access property in the region ranges from \$200,000 to \$800,000, up from \$185,000 to \$800,000 in 2007. Standard waterfront, water access properties have increased to \$130,000 to \$300,000, from \$126,000 to \$288,750 in 2007, while non-waterfront, land access cottages range from \$90,000 to \$180,000.

“Over the past five years, Haliburton’s recreational property market has experienced year-over-year gains; however, prices have leveled off in the last two years,” notes Anthony vanLieshout, broker/owner, Royal LePage Lakes of Haliburton. “In the near future, increased selection, favourable interest rates and a stable market will favour the buyer as we continue to see a surge in activity in the \$200,000 to \$400,000 price range.”

Local improvements such as high speed Internet access, road improvements on Highway 35, major infrastructure expansions, as well as a growing aging population have kept the market buoyant, with many multiple offer situations occurring. Today’s buyers are much more selective than previous years’ purchasers. With increasing expectations they are looking for specific features such as privacy, cathedral ceilings, fireplaces, kitchens with granite, spectacular views and shorelines.

Kashagawigamog Lake, Gull Lake and Red Stone Lake boast some of the area’s most expensive properties with the priciest cottage currently listed for sale at \$1.95 million. This stone home built in 1946 on an estate property is conveniently located on Kashagawigamog Lake.

**14 per cent of Ontarian recreational property owners plan to work a lot while at the cottage this summer; Ontarian cottage owners fall slightly below the national average (16 per cent) of workaholics who plan to stay in the rat race while vacationing.**

The least expensive properties in the area can be found on smaller lakes further away from Haliburton, where the lowest-priced property is currently listed at \$150,000, offering a basic structure, and a river shoreline road access. These areas tend to be popular with younger families who gather among the less accessible regions, as they offer strong lake communities. Baby boomers, on the other hand, seek areas within close proximity to the town of Haliburton and its local amenities.

## **Kingston and Gananoque**

**The Kingston and Gananoque** area is characterized by its numerous lakes, exceptional water quality and pollution-free environment. Conveniently located a few hours from both Toronto and Ottawa, the area boasts an abundance of properties, many with oversized lots. From young families to professionals in, or approaching retirement, the area offers a variety of options to meet a diverse set of buyers' needs.

"Over the last five years, the area has experienced significant price increases; however, more moderate price increases have been the trend in the past year," said Wayne Carrothers, sales representative, Royal LePage ProAlliance Realty.

Recreational properties in Kingston range from \$65,000 to \$300,000. A standard waterfront cottage in Kingston ranges from \$170,000 to \$300,000, compared to \$180,000 to \$250,000 in 2007. A standard water access cottage ranges from \$170,000 to \$200,000, compared to \$169,000 to \$220,000 in 2007. Non-waterfront cottages range from \$65,000 to \$90,000 up from \$50,000 to \$85,000 in 2007.

Added Carrothers: "Adverse conditions, such as the high cost of fuel and the record snow fall experienced this winter, have had an effect on the selling season, but based on current activity, I anticipate a balanced, steady year ahead with increased activity in the lower-priced units."

Features that area buyers place at a premium include water supply and septic systems, as well as proximity to waterfront, sandy shorelines and all the necessities required to satisfy their families' needs. In addition, joint family purchasing is increasingly occurring as a way to get into the recreational market.

The 1000 Islands and the Rideau System are home to some of the most highly-priced cottages in the region; exceptional waterfront lots are among the most expensive properties, currently a property in the area is listed at \$900,000. Conversely, there are also more affordable cottages available in the area, where a small, open lot can be purchased for \$154,000.

## **Midland**

Situated on Georgian Bay, **Midland** is in the heart of one of the country's most beautiful recreational areas. A small community, but with all the features of a larger city, the area's waterfront properties are sought after by buyers of all ages.

"Market activity last year was strong, with decent price increases. Despite a slow start to this year's recreational season, I anticipate the market will perform well, with a stabilization in prices and a fair balance between supply and demand," said Jennifer Nieuwdorp, manager, Royal LePage In Touch Realty.

A standard waterfront, land access property ranges from \$375,000 to \$1,000,000, rising from \$350,000 to \$950,000 in 2007. A standard waterfront, water access property ranges from \$275,000 to \$650,000, up from \$250,000 to \$600,000 in 2007; while a land only property ranges from \$200,000 to \$350,000, compared to \$200,000 to \$300,000, year-over-year.

Waterfront properties remain everyone's dream; features that most buyers place at a premium are sandy beaches and views of sunsets. Some buyers seek the new waterfront condo properties equipped with luxurious amenities and sell for an average of \$450,000 to \$900,000.

Thunder Beach, Cedar Ridge and Tiny Township are home to the most expensive cottages in the area. Tay Township on the other hand houses the most affordable properties. Sand beaches with boating options are best for families, while the town of Midland and Penetanguishine are good options for baby boomers.

The most expensive property currently listed is a 10,000 square foot mansion with 250 feet of shoreline and a panoramic vista located in Tiny Township, with a price tag of \$2,750,000. On the other end of the spectrum, the most affordable listing is priced at \$195,000 and features a small cottage on a small waterfront lot located in Tay Township.

## **Muskoka**

**Muskoka** boasts some of the country's most expensive cottages; properties on **Lake Muskoka, Lake Joseph, Lake Rosseau** and **Lake Joe** range in price from as low as \$200,000 to as high as \$8 million. Located one-and-a-half hours north of Toronto, Muskoka is popular for its selection of over 1,000 lakes close to local towns with charming villages, golf courses and a wide range of recreational activities.

Waterfront properties on Lake Joseph and Lake Rosseau range from \$500,000 to \$8 million. In 2007 the average cottage sold for \$2,266,671 on Lake Joseph, and \$1,604,578 on Lake Rosseau. Waterfront properties on Lake Muskoka range from \$400,000 to \$5 million, with an average selling price of \$1,043,385 in 2007.

**Three per cent of Ontario cottage owners and those planning to buy a recreational property have set aside a budget of \$1 million or more.**

"Property prices have increased over the past year, and are expected to continue to increase, but at a more moderate pace," said John O'Rourke, broker/owner, Royal LePage Lakes of Muskoka. "More listings are anticipated to come on the market, leading to a slight easing of the tight market conditions."

Buyers aged 35-55 are interested in new home construction and well-maintained homes, and are willing to pay more for a recreational property than for their primary residence. Features buyers place at a premium include high-speed Internet, decent accessibility to properties and privacy.

Lake Rosseau, Lake Joseph and Lake Muskoka are home to the most expensive cottages, as well as some famous personalities, while more affordable properties are found on the smaller inland lakes. All areas are suitable for families, while baby boomers are generally drawn to areas close to amenities in the towns of Port Carling, Bracebridge and Gravenhurst.

Added O'Rourke: "The most expensive cottage is currently listed for \$6 million on Lake Joe, while the most affordable property is listed for \$200,000 on a smaller inland lake."

## **North Kawarthas**

**North Kawarthas** provides a desired year-round recreational destination, offering several lakes with superior quality of water and sand beaches as well as a large number of snowmobile trails. Within two-to-three hours from Toronto, the area attracts young families to the areas of **Apsley, Bancroft, Jacks Lake** and **Chandos**.

“In the last year, prices have stabilized compared to the dramatic increases of the past five years. Over the next year, I expect to see an increase in supply, with listings lasting from 60 to 90 days,” said Bruce Switzer, manager, Royal LePage Frank Real Estate.

A standard waterfront, land access property ranges from \$250,000 to \$300,000, while a standard waterfront, water access property ranges from \$150,000 to \$200,000. Non-waterfront properties range from \$125,000 to \$150,000.

Added Switzer: “A new condo complex with 25 units on Anstruther Lake is underway, as a result of increased popularity for this type of property in the last year.”

Jack’s and Chandos Lakes are home to the most expensive properties in the area, while more affordable ones can be found on smaller, landlocked lakes. Families are drawn to lakes with gradual sand, while baby boomers prefer proximity to the Greater Toronto Area.

## **Parry Sound**

Recently discovered as a recreational haven, Parry Sound is considered a diamond in the rough. With a newly built four-lane highway leading to the town, a new hospital and affordable cottage prices, the area is becoming increasingly popular.

A standard land access, waterfront cottage ranges from \$200,000 to \$400,000, unchanged from 2007, while a standard water access only property ranges from \$150,000 to \$200,000, also unchanged from 2007.

“Over the last five years, property prices have increased significantly – between 20 and 30 per cent – but they have leveled off in the last year,” said Bill Kingshott, broker/owner,

Royal LePage Team Advantage Realty. “Despite a later start to the season as a result of a harsh winter and a long spring, I anticipate the rest of the season to do well as Georgian Bay is just starting to heat up, and properties here are becoming more popular.”

The typical buyer demographic in the area consists of early retirees seeking long-term settlement away from the big cities. More younger buyers are entering the market, than ever before.

Today’s buyers are most interested in properties on Georgian Bay and the inland lakes and place shoreline properties at a premium. Proximity to hospitals is also considered a luxury for the areas’ retirees.

Added Kingshott: “As a result of the area’s increasing popularity, property prices have steadily increased – an emerging trend not seen in the past – with many buyers willing to pay more for their recreational property than for their home.”

Georgian Bay and Lake Manitouwabing are home to the most expensive cottages in the area, while the least expensive cottages can be found on the smaller lakes. The latter are best for young families because of the warmer water for swimming. Areas best for baby boomers include Georgian Bay.

The most expensive cottage in the area is currently listed for \$3.5 million, featuring a large shoreline and privacy, while the least expensive is \$150,000 and is on a small lake with seasonal access.

## **Rideau Lake & Surrounding Area**

**Rideau Lake and Surrounding Area** is a wonderful recreational destination that is easily accessible from Ottawa and the U.S. at an hour’s drive, and three-hour drive from Toronto. Whether it’s boating, fishing, golfing, hiking, bicycling, swimming, antiques or shopping you crave, the area offers something for everyone. Affordable prices attract professionals in their 30s and 40s.

Four-season properties in the area sell in the range from \$300,000 to \$600,000, while a high-end property can sell for \$1 million, lower-end properties can be purchased for \$100,000.

**Ontarian and Albertan cottage owners are the most likely to have two or more recreational properties.**

A standard waterfront property ranges between \$200,000 and 300,000, up from \$175,000 to \$275,000 in 2007. A standard water access property ranges between \$100,000 and \$200,000, up from \$95,000 to \$185,000 in 2007, while a non-waterfront property ranges between \$80,000 and 150,000, unchanged from 2007.

“While waterfront property prices have continued to rise over the last year, longer listing periods have been noted on some properties as buyers are willing to wait as long as it takes to find their own pristine piece of land,” said Pauline Aunger, broker of record, Royal LePage Pauline Aunger R.E. Ltd. “This year, prices are expected to continue to rise, and the market will remain strong.”

Area buyers are willing to pay more for a recreational property than for their home as they seek to fulfill their Canadian dream of having a waterfront property with great swimming and access to local amenities. Currently, demand outstrips supply and listing periods run from 60 to 90 days.

The area’s more luxury properties can be found on Big Rideau Lake, while the more conservative cottages are located in the Lanark Highlands. For buyers whom the sky is the limit, the most expensive property in the area is currently listed for \$1.25 million and is located on the Rideau Lake with large acreage and 900 feet of frontage. For the buyer looking for something more affordable, the best buy is priced at \$165,000 and is located on a smaller lake with year-round access.

## **South Muskoka - Orillia**

**Orillia** is a favoured recreational destination for its variety of large and small lakes, as well as its proximity to Toronto. A three-season cottage on a 50-foot waterfront lot sells for an average of \$280,000.

“Over the last five years, Orillia’s recreational market has experienced a steady increase in prices, and while the last two years also saw an increase in prices, the number of sales has decreased,” said Josie Manna, broker of record, Real Quest Realty Ltd. “In the next year, I expect to see prices stabilize, with a steady number of sales and supply surpassing demand. Listing periods are anticipated to last an average of 60 to 80 days.”

A standard waterfront, land access property ranges in price from \$265,000 to \$1,060,000, up from \$250,000 to \$1,000,000 in 2007. Non-waterfront properties range between \$200,000 and \$350,000 unchanged from last year.

Many area buyers are willing to pay more for their recreational property than for their primary residence, provided that it has all the bells and whistles they are looking for. Today’s buyers definitely have a higher standard for what they want in their cottages.

Waterfront and equestrian hobby farms are the most popular recreational properties in the area. The quality of the waterfront is a feature buyers place at premium along with an increase in the desire for luxurious amenities.

Added Manna: “Interested buyers are well-informed and know what they want in a property. Younger buyers are increasingly entering the market, particularly single females. Our office has a trend in single professional females making up the majority of this year’s buyers.”

The area's most expensive cottages can be found along Brewery Bay, while the least expensive cottages can be found on the northern shores of Lake Couchiching or on land locked lakes such as Bass Lake and Lake St John.

Areas best suited for young families are those on the west shore of Lake Couchiching, where they have access to the millennium trails and are within close proximity to shopping and local amenities. Baby boomers on the other hand may prefer the land locked lakes nestled away from the large powerboats.

The most expensive cottage currently listed is a 5,000 square foot residential-style home and is priced at \$1.75 million. It features an extensive garden, a dock and boatlift, 200 feet of lakefront on a 2-acre lot on Lake Simcoe. The least expensive listing is currently priced at \$289,900 and requires a lot of work, and is located on the west shore of Lake Couchiching.

### **Southwestern Ontario**

The uniqueness of **Southwestern Ontario** lies in its fabulous beaches, gorgeous sunsets, and its proximity to all amenities, making it a perfect retirement destination. Recreational properties in **Bayfield, Grand Bend, Goderich** and **Port Franks** range between \$169,000 and \$1.3 million.

The average price of a standard waterfront property is \$400,000, while the average price of a standard non-waterfront property ranges between \$190,000 and \$300,000.

“Property prices have increased in the last few years, but are expected to hold steady for the next year,” said Fred Lobb, broker of record, Royal LePage Heartland Realty. “In the last year, the recreational property market has experienced strong demand, and we anticipate the rest of the season to follow the same pattern.”

Lakefront cottages are the most popular type of recreational properties in the area. Due to a shortage of affordable lakefront properties, buyers are willing to pay more for their recreational properties than for their homes. Listing periods tend to last through the season, averaging four to six months.

The typical buyer demographic is baby boomers, but younger professionals are beginning to buy property as an investment. The beach is a feature that buyers place at a premium; the desire for luxurious amenities is constantly on the rise as baby boomers who seek lakefront properties as retirement homes want everything.

The most expensive cottages can be found in the areas of Grand Bend and Bayfield, while the more affordable properties are located in the second and third row of cottages away from the water.

The most expensive cottage currently listed in the area is \$1.85 million, featuring a high-end home on a fabulous beach. The least expensive cottage is currently listed for \$169,900, and is a very basic, non-waterfront cottage.

## **Sudbury**

The **Sudbury** region is known for its freshwater lakes and rivers in the coveted areas of the **French River, Lake Nippissing, Lake Penage** and **Lake Wahnapiatae**. Seasonal lakefront properties are the most commonly sought after by buyers looking for cottages situated on larger lakes and rivers.

A standard waterfront, land access cottage ranges from \$200,000 and \$350,000, while a standard waterfront, water access cottage ranges from \$200,000 to \$250,000. A non-waterfront, land access cottage ranges from \$150,000 and \$200,000.

“Property prices in Sudbury have risen by 10 per cent in the last year, and 20 to 30 per cent over the past five years. The market has been performing very well and prices are expected to continue escalating as the recreational property market follows the housing market,” said Alex Dumas, broker/owner, Royal LePage North Heritage Realty. “Over the next year, we anticipate limited supply and continued strong demand with listing periods running between two weeks to one month – and multiple offer situations occurring frequently.”

The most expensive four-season waterfront residence currently listed in Sudbury is a stunning, \$1.8 million home on a beautiful point of land with panoramic views situated on Rock Lake near Killarney. On the other end of the spectrum, one of the most affordable cottages can be found on one of the smaller lakes and is currently listed for \$199,000.

### **Wasaga Beach**

**Wasaga Beach** is home to the longest fresh water beach in the world, and is located only one-and-a-half hours from Toronto. The area offers a variety of recreational activities, including excellent golf courses, extensive hiking, biking, cross country skiing and snowmobiling trails. Georgian Bay's beautiful sand beaches and its proximity to Blue Mountain Ski Resort are two of many reasons both younger buyers and retirees are drawn to the area.

"Property prices in Wasaga Beach have risen steadily at five per cent in the last year, making for a strong year with record sales," said George Watson, broker of record, Royal LePage The Beach & Beyond Realty. "The next year should follow closely behind last with steady sales and a balanced market, yet a moderation of prices is anticipated."

A standard waterfront property sells for an average of \$750,000, while a standard, non-waterfront property sells for an average of \$250,000.

Beachfront and riverfront properties are the most popular types of properties in Wasaga Beach. Features buyers place at a premium include location, proximity to water, presence of sewer and water and high speed Internet. Multiple washrooms and large lots are also placed at a premium.

The most expensive properties in the area can be found along the shoreline or riverfront, as well as around the golf course, while the least expensive properties are located away from the water on the south side of Mosley Street. Areas most suitable for families include the north side of Mosley Street, close to the beach and shallow water. Areas more suitable for baby boomers are those with subdivisions or condo-style apartments and adult lifestyle communities.

The most expensive property currently listed in Wasaga Beach is priced at \$1.5 million, featuring a nice home on the beachfront. The most affordable listing is located on the south side of Mosley Street and features an older cottage for \$135,000.

### **West Kawarthas**

The **West Kawarthas** is conveniently located an hour and a half from Toronto, providing a less congested commute in comparison to other popular cottage country destinations. The area offers reasonable property taxes, which, coupled with its location, increases appeal with buyers. In particular, younger buyers looking to enhance their investment portfolios are emerging as a new buying demographic, while the traditional baby boomers of recent years continue to seek a home away from the rush of metropolitan life.

“Prices over the last year have stabilized compared to the constant increase of five to seven per cent experienced over the last five years,” said Cameron Balmer, sales representative, Royal LePage Kawartha Lakes Realty. “As a result, buyers will see increased inventory, with properties remaining on the market for 20 to 30 days on average.”

The price range of a standard waterfront, land access cottage is from \$240,000 to \$2,550,000 million, a much broader range than in 2007 when prices ranged from \$257,000 to \$1,250,000 million. The price range of a standard waterfront, water access cottage is \$185,000 to \$425,000, compared to \$185,000 to \$457,000 in 2007. The price of a non-waterfront, land access cottage is \$175,000 to \$365,000, compared to \$180,000 to \$340,000 in 2007.

The most expensive property currently listed in the West Kawarthas is situated in a new development within a gated community and is listed at \$1.5 million. The least expensive properties in the area can be purchased in the range of \$225,000 to \$275,000. These more affordable properties typically offer a picture-perfect lot with a basic structure that is most often torn down and replaced with a new cottage.

Lakes Balsam, Cameron, Pigeon and Sturgeon are home to some of the most expensive cottages in the area where popular celebrity figures congregate. Alternatively, the most affordable cottages in the area can be found on the southern end of Pigeon, Sturgeon, Burnt River and Gall River. Family-friendly areas can be found throughout all of the Kawarthas, while baby boomers seek the more mature lake areas.

Added Balmer: “Despite the negative impact caused by the mortgage crisis in the U.S. and increasing gas prices, buyers have excellent mortgage options and are continuously interested in waterfront properties for investment purposes. Consequently, investors are purchasing resort properties with an average of 17 units and converting them to land share/waterfront properties.”

**Lake of the Woods** is a popular recreational destination, known for its abundant shore line and miles of waterways, while nearby areas Black Sturgeon and The Winnipeg River are sought after for their comparatively affordable properties ranging in price from \$250,000 to \$400,000.

A standard waterfront property on Lake of the Woods ranges from \$400,000 to \$800,000 an increase from \$350,000 to \$750,000 in 2007. A standard water access property ranges from \$300,000 to \$600,000, compared to \$250,000 to \$600,000 in 2007.

“Property prices in the last year have increased an average of five to 15 per cent and are expected to continue to increase into next year,” said Loren Knopf, CRA, real estate appraiser, Royal LePage Landry's For Real Estate Kenora. “Despite early sales being affected by a slow spring, the market is expected to do well during the rest of the season.”

Middle-to-upper class buyers aged 35-50 comprise the majority of the area's purchasing demographic; most of whom are seeking quality waterfront properties (shoreline) and privacy. Supply of properties in the \$250,000 to \$400,000 price range is limited, compared to the high demand. In contrast, demand for luxury properties is far less, primarily due to the limited supply in this market.

**Manitoba/Saskatchewan has the highest number of people who are likely to or are planning to purchase a recreational property, as compared to would-be buyers in other provinces.**

McCallum Point Road and the Clearwater Bay area are home to the most expensive cottages in the area. The most luxurious property is currently listed at \$3.2 million. More affordable properties can be found on the smaller lakes with the least expensive properties currently listed in the \$100,000 range. Smaller lakes are suitable for young families who seek affordability, while waterfront condominiums in Kenora appeal to baby boomers looking for low maintenance recreation properties.

## **Lake Winnipeg**

Conveniently located less than one hour from Winnipeg, and close to necessary services, including hospitals and grocery stores, **Lake Winnipeg** draws many young families and early retirees to the area.

Recreational property prices in Winnipeg have increased steadily over the past few years with increases of 10 to 20 per cent. Prices are expected to stay strong through the year, as demand slightly surpasses supply.

“Recreational property prices in this area are not tempering like they are in much of the country’s housing market as a result of buyers selling their properties in other cities and purchasing in the Lake Winnipeg area because of its affordability. Buyers are also willing to pay more for a recreational property than for their home, as they seek long-term settlement,” said Jim Muir, sales representative, Royal LePage Dynamic Real Estate.

Interested buyers seek four-season, waterfront cottages and homes with specific features such as Internet, accessibility to city and luxury amenities that include more than one bathroom.

Property prices in Lake Winnipeg range from \$60,000 to \$600,000, but on average a land access cottage without waterfront ranges from \$100,000 to \$250,000, compared to \$90,000 to \$125,000 in 2007. A waterfront access property ranges from \$250,000 to \$360,000 compared to \$225,000 to \$300,000 in 2007.

Victoria Beach, Gimli and the south end of Lake Winnipeg are home to the most expensive properties in the area. More affordable properties are located further north of Gimli, Grindstone Park and Hecla Island. Matlock, Winnipeg Beach and Gimli are attractive for young families where beaches abound and activities are endless for children. All areas are conducive to baby boomers; however, Gimli is attractive for its movie theatres, restaurants and shopping.

The most expensive property in the area is currently listed for \$489,000, and is located in the Gimli area, featuring a 2,700 square-foot, four-season home, fully renovated with a new addition on 2.9 acres. The most affordable property on the other hand, is listed for \$47,500, and is located on Grand Marais featuring a basic, non-winterized older home.

## Saskatchewan

### Saskatchewan

Saskatchewan offers a variety of recreational options in the areas of **Regina Beach**, **Last Mountain Lake** and **Qu'Appelle**. Within close proximity to Regina, these resort areas are attractive for buyers in their 30s or 40s looking to get away on weekends or settle in through the summer months.

“Over the last year the market has been performing well, with a continued increase in prices and high levels of activity amongst purchasers reveling in their disposable income,” said Mike Duggleby, general manager, Royal LePage Regina Realty. “Sales are expected to take off now that the weather is improving. We anticipate another good year with price appreciations between 10 and 15 per cent.”

A standard waterfront property is valued at \$300,000 and up, while non-waterfront properties range from \$200,000 to \$300,000.

The market is strong and properties are selling well. Saskatchewan has been isolated from the tempering of house prices across the country and buyers are willing to pay top prices as they seek lakefront properties that are hard to acquire.

A good amount of supply will favour the buyer and listing periods are likely to last an average of two to three weeks, if priced well. Location and boat launches are sought-after features, as are fully equipped four-season properties.

Development of lakeside properties in the Regina Beach area and subdivisions with high-end homes on Last Mountain Lake are the latest trend in recreational properties.

Regina Beach is home to the area's most expensive properties, but also offers more affordable properties located further away from water. All areas appeal to families, while the yacht club in Regina Beach appeals to baby boomers.

The most expensive property is currently listed for \$429,900 on Last Mountain Lake and features a four-season waterfront property. The most affordable property is currently listed at \$92,000 for a 550 square-foot cabin on a 50x60 foot lot, two blocks back from the beach.

### Lac St. Anne

**Lac St. Anne**, along with **Lake Isle** and **Lake Wabamum**, make up the major lakes that lie within an hour's drive west of Edmonton. The popular recreational destination appeals to buyers interested in well-serviced lakefront cottages with septic tanks, power and wells.

Waterfront properties in the area range from \$300,000 to \$600,000, compared to \$250,000 to \$500,000 in 2007. Non-waterfront properties range between \$150,000 and \$400,000, unchanged from 2007.

"Prices have stabilized over the last year, as supply has increased," said Bob Morrison, broker/owner, Royal LePage Westgate Real Estate. "Over the next year, I anticipate the area will move into more of a buyers' market, with listing periods lasting an average of 45 days."

**Alberta has the lowest percent of cottage owners at seven per cent, compared to the other Canadian provinces.**

Added Morrison: "The most expensive cottages are found on Pigeon Lake, 45 minutes South West of Edmonton, while more affordable cottages are located on Lake Isle and Lac St. Anne. All areas are suitable for families and baby boomers alike looking to purchase a recreational property in the area."

### Sylvan Lake

**Sylvan Lake** is a high profile resort area for families in Central Alberta. The area boasts a clean, pristine lake just a little over an hour from both Calgary and Edmonton, and 10 minutes from Red Deer. An abundance of available lakefront properties and new listings that are reasonably priced attract buyers between 25 and 45 years of age from Alberta, who acquired wealth in the oil field and related services.

A standard waterfront cottage with land access sells for an average of \$1.3 million, compared to \$1.1 million in 2007. A standard water access cottage sells for approximately \$675,000 and a standard non-waterfront cottage sells for approximately \$375,000.

“Generally, property prices have decreased over the past year as a result of decrease in demand and increase in inventory,” said David Stinson, broker/owner, Royal LePage Endeavour, Sylvan Lake. “Over the next year, I anticipate prices to remain the same as the tempering of housing prices continues to extend into the recreational property market.”

The area’s most popular types of properties are lake back cottages within a close walk to a public beach, due to their affordability. As waterfront properties become out of reach for many, some buyers are opting for the more affordable lake back properties. Many buyers are willing to pay more for recreational properties than for their homes. Features buyers place at a premium include location and proximity to the amenities along the strip: shops, pool, and hockey arena.

Added Stinson: “New trends include condominiums that have been built with more buyers purchasing as investments. Chateau Suites on the waterfront are privately owned units with the option to place in a Hotel Pool to generate additional revenue.”

Jarvis Bay Estates is home to the most expensive lake back properties in the area. Waterfront properties in Sunbreaker Cove, located 20 minutes from town are slightly more affordable. Families typically appreciate the areas of Norglenwold or Jarvis Bay, while baby boomers are drawn to Norglenwold and Jarvis Bay Estates.

The most expensive listing is priced at \$3.97 million, located on Jarvis Bay Drive featuring a beautiful, large home on an expansive lot. The least expensive property is currently listed at \$289,900, and features a small, older lake back property.

### 100 Mile House

A four hour drive from the lower mainland and large market of greater Vancouver, **100 Mile House** is located on British Columbia's Fraser Plateau, and is surrounded by high quality lakes that offer an abundance of lakefront properties at relatively affordable prices.

"Property prices have risen dramatically over the past two years as a result of the economic turnaround that occurred four years ago," said Melvyn Grahn, sales representative, Royal LePage 100 Mile Realty. "Over the next year, prices are expected to continue to increase; however, we anticipate, at a more modest pace that will eventually stabilize."

The average price of a standard waterfront cottage is \$364,500 compared to \$380,000 last year, while the average price of a standard waterfront cottage with water access is \$249,900 compared to \$237,000 last year. A non-waterfront cottage is priced at approximately \$168,750.

Despite a slow start to the season as a result of a long winter, the market is now in full throttle and a good year is anticipated with a balance between buyers and sellers.

Added Grahn: "Buyers are willing to pay more for recreational properties than for their own homes, as they consider it a valuable investment. Most buyers are seeking a waterfront property on a recreational lake with a rural and rustic setting, while still maintaining the comforts of the city."

Buyers looking for higher end properties should search on Green and Bridge Lakes, while those looking for more affordable properties should try smaller lakes such as Rail, Dempsey and Hawkins Lakes. Most lakes are suitable for young families while Bridge, Green, Horse, and Sheridan Lakes are more suitable for baby boomers as they are easily accessible through quality roads and are close to local amenities.

The most expensive cottage in the area is currently listed at \$1.4 million on Horse Lake, while the least expensive cottage can be found on Murphy Lake and is currently listed for \$179,000.

**British Columbia and Manitoba/Saskatchewan have the highest percentage of recreational property owners (11% for both), compared to other provinces.**

## **Cranbrook**

Surrounded by the Rocky Mountains and various lakes, **Cranbrook** offers four-season recreational activities with good climate year-round and the longest hours of sunshine per year in British Columbia. The climate and scenery draw buyers from Alberta, many of who are looking to retire; and most recently younger buyers.

The price range of waterfront properties is \$300,000 to \$1 million, compared to \$500,000 to \$800,000 in 2007. Water access properties range between \$300,000 and \$600,000. Non-waterfront properties range between \$200,000 and \$300,000, unchanged from 2007.

“Over the last year the property prices have stabilized in comparison to the growth seen in the previous three years,” notes Philip Jones, broker/owner, Royal LePage East Kootenay Realty. “Next year, I anticipate the market prices to continue to increase; however, not more than 10 per cent.”

The recreational property market has been performing very well in Cranbrook over the last year; activity has been abundant. The sellers market that characterized the market in the past few years has slowly turned into a more balanced market this year, with slightly more supply than the area has historically had. Recreational property listing periods range from two weeks to three months, depending on the time of year; multiple-offer situations occur frequently.

Added Jones: “Waterfront has always been the number one most popular style of property and continues to be today. Interested buyers in pursuit of recreational

properties in the area are willing to pay more for their recreational properties than for their homes.”

Properties within close proximity to the ski hill are also quite popular and are increasingly gaining ground over waterfront properties. Fractional ownership is becoming increasingly popular.

The most expensive cottages can be found on Rosen and Tai Lakes while the least expensive cottages can be found in Kootenay. Areas that are best suited for young families are those on the water and close to the ski hill, while areas that are best for baby boomers are the rural properties or semi waterfront properties. The ski hills also attract several celebrity figures.

The most expensive cottage listed is \$ 2.9 million on the waterfront. The least expensive property is listed for \$160,000 for fractional ownership.

## **Kelowna**

Kelowna is known for its moderate climate, local amenities, and the availability of various leisure activities throughout the wine country, golf courses and fresh water lakes.

“Over the past year, the recreational market has been stronger than ever; bolstering the purchasing ability of interested buyers to marvel in the equity acquired from their homes,” said Wade Webb, broker/owner, Royal LePage Kelowna.

Trends in the areas show that buyers are paying more for their recreational properties than for their own homes as one must “pay to play” in the region. Recreational properties in Kelowna range from \$795,000 to \$1.5 million compared to \$800,000 to \$1.2 million in 2007. Prices are expected to continue to increase, although more marginally, than in the past year, creating balanced market conditions.

The most popular properties in the area tend to be the resort-style condos on the water, as well as single-family residential homes used for recreation. Features that buyers place at a premium include shore frontage, sandy beaches, flat slopes, and accessibility

to and from the airport. In addition, desirable luxury features include a club house, outdoor pool, recreational facilities, waterfront moorage, and boat slips.

Added Webb: “Younger couples entering the market – many from Alberta – are engaging in fractional ownership in order to that make owning a property more affordable.”

Okanagan Lake is home to some of the most expensive properties in the area with the most expensive waterfront property currently listed at \$8 million; extremely luxurious, the property boasts 6,000 square feet of space. On the other end of the spectrum, the most affordable property is currently listed at \$500,000, and includes a 2-bedroom cottage on a small lot with no privacy. These types of properties can be found on fishing lakes within the local community where families are most likely to settle. Baby boomers will most often seek waterfront properties on larger lakes such as Okanagan.

## **Vernon**

Conveniently located within close range of Calgary and Vancouver, **Vernon** is a four-season destination playground offering a wide variety of recreational activities from skiing in the winter to golf in the summer.

Waterfront properties are the most desirable; however, golf and ski properties tend to be the most available for purchase. Baby boomers in their 40's to 60's, as well as young families from Alberta, continue to be the buyers most attracted to the area.

Recreational properties in Vernon range from \$350,000 to \$4 million. Properties on Okanagan Lake start as low as \$350,000 for a leased property on native land, while properties in Kelowna start at \$800,000. The most expensive property currently listed in Vernon is priced at \$1.3 million and is located on Predator Ridge, while the most affordable property in the area is priced at \$179,000.

“Double digit appreciation experienced in recent years is currently stabilizing, creating a larger supply of inventory, and thereby favouring buyers,” said Riley Twyford, broker/owner, Royal LePage Downtown Realty. “It is evident that the trend experienced

by the country's housing market is being reflected in the recreational property market as well."

When seeking recreational properties, fractional ownership is an emerging trend in Vernon. In addition, many builders are now incorporating high-end features into new cottages, based on increased buyers' demand for premium finishes and luxury amenities.

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# Cottage Price Summary

## Prince Edward Island

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Prince Edward Island	\$80,000 - \$350,000	N/A	\$80,000 - \$150,000

## Newfoundland

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Deer Park	\$81,000 - \$112,000	\$66,000 - \$71,000	N/A
Ocean Pond	\$81,000 - \$112,000	\$66,000 - \$71,000	N/A

## Nova Scotia

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Liverpool	\$49,000 - \$315,000	\$229,000 - \$325,000	\$50,900 - \$129,900
Lunenburg Area	\$49,000 - \$315,000	\$229,000 - \$325,000	\$50,900 - \$129,900
South Shore - Bridgewater	\$49,000 - \$315,000	\$229,000 - \$325,000	\$50,900 - \$129,900

## New Brunswick

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Cap Pelé	\$110,000 - \$234,000	N/A	\$103,000 - \$260,000
Cocagne	\$50,000 - \$160,000	N/A	\$40,000 - \$120,000
Shediac	\$98,000 - \$150,000	N/A	\$53,000 - \$150,000
Richibucto River	\$190,000 - \$225,000	N/A	\$40,000 - \$120,000

## Quebec

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Eastern Townships	\$400,000 - \$500,000	N/A	\$175,000 - \$225,000
Lake Brome	\$400,000 - \$500,000	N/A	\$175,000 - \$225,000
Lake Champlain	\$400,000 - \$500,000	N/A	\$175,000 - \$225,000
Lake Memphremagog	\$400,000 - \$500,000	N/A	\$175,000 - \$225,000

N/A - not applicable  
 \* Standard Cottage - Three bedrooms, 1,000 square feet on a 100 foot lot.

# Cottage Price Summary

## Ontario

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Bayfield	\$350,000 - \$750,000	N/A	\$192,000 - \$475,000
Bracebridge - Small Lake			
Bruce Peninsula - Georgian Bay	\$300,000 - \$450,000	N/A	\$125,000 - \$250,000
Bruce Peninsula - Lake Huron	\$250,000 - \$400,000	N/A	\$125,000 - \$200,000
East Kawarthas	\$300,000 - \$400,000	\$250,000 - \$300,000	\$150,000 - \$200,000
Gananoque / Kingston	\$170,000 - \$300,000	\$170,000 - \$200,000	\$65,000 - \$90,000
Goderich	\$400,000	N/A	\$190,000 - \$300,000
Grand Bend / St. Joseph's	\$550,000 - \$950,000	N/A	\$192,000 - \$475,000
Gravenhurst - Small Lake			
Haliburton Highlands	\$200,000 - \$800,000	\$130,000 - \$300,000	\$90,000 - \$180,000
Lake Joseph	\$500,000 - \$8,000,000	N/A	N/A
Lake Muskoka	\$400,000 - \$5,000,000	N/A	N/A
Lake Rosseau	\$500,000 - \$8,000,000	N/A	N/A
Manitoulin / French River	\$200,000 - \$350,000	\$200,000 - \$250,000	\$150,000 - \$200,000
Midland - Penetanguishine	\$375,000 - \$1,000,000	\$275,000 - \$650,000	\$200,000 - \$350,000
North Kawarthas	\$250,000 - \$300,000	\$150,000 - \$200,000	\$125,000 - \$150,000
Orillia	\$265,000 - \$1,060,000	N/A	\$200,000 - \$350,000
Parry Sound	\$200,000 - \$400,000	\$150,000 - \$200,000	N/A
Rideau Lake Area	\$200,000 - \$300,000	\$100,000 - \$200,000	\$80,000 - \$150,000
Sudbury	\$200,000 - \$350,000	\$200,000 - \$250,000	\$150,000 - \$200,000
Wasaga Beach	\$750,000	N/A	\$250,000
West Kawarthas	\$240,000 - \$2,550,000	\$185,000 - \$425,000	\$175,000 - \$365,000

## Manitoba

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Lake of the Woods	\$400,000 - \$800,000	\$300,000 - \$600,000	N/A
Lake Winnipeg	\$250,000 - \$360,000	N/A	\$100,000 - \$250,000

## Saskatchewan

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Last Mountain Lake	\$300,000	N/A	\$200,000 - \$300,000
Regina Beach	\$300,000	N/A	\$200,000 - \$300,000
Qu'Appelle	\$300,000	N/A	\$200,000 - \$300,000

## Alberta

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Lac St. Anne	\$300,000 - \$600,000	N/A	\$150,000 - \$400,000
Sylvan Lake	\$1,300,000	\$675,000	\$375,000

## British Columbia

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
100 Mile House	\$364,500	\$249,900	\$168,750
Cranbrook	\$300,000 - \$1,000,000	\$300,000 - \$600,000	\$200,000 - \$300,000
Kelowna	\$795,000 - \$1,500,000	N/A	N/A
Vernon	\$999,000 - \$4,000,000	N/A	N/A
Vernon - Okanogan Lake	\$350,000 - \$1,000,000	N/A	N/A
Vernon - Predator Ridge	N/A	N/A	\$350,000 - \$1,000,000

N/A - not applicable  
\* Standard Cottage - Three bedrooms, 1,000 square feet on a 100 foot lot.